

## **Minutes**

### **Santee City Council Community Development Commission Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**August 23, 2006**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:04 p.m.

Council Members present were: Mayor/ Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale and John W. Minto. Council/Commission/Authority Member Hal Ryan was absent.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Gary Halbert, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, City Engineer Steve Cresswell, City Planner Melanie Kush, Public Works Superintendent, Santee Sheriff's Station Lieutenant Charlie Evans, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Jay Calisher from Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was led by Council Candidate and SPARC Member Chuck Hattaway.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None  
Vice Mayor Jones requested Item 1(D) be pulled for discussion.

#### **1. CONSENT CALENDAR:**

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**

- (B) **Approval of Meeting Minutes:**  
**Santee City Council 8-9-06 Regular Meeting**  
**Community Development Commission 8-9-06 Regular Meeting**  
**Santee Public Financing Authority 8-9-06 Regular Meeting**
- (C) **Approval of Payment of Demands as Presented.**
- (D) **Item was pulled for discussion.**
- (E) **Approval of the Expenditure of \$132,510.41 to pay for June 2006 Legal Services, and the Appropriation of Funds.**
- (F) **Award of Contract for Urban Forestry Management for FY 06/07 to West Coast Arborists, Inc. Not to Exceed \$185,390 & Authorization for the City Manager to Approve Three Subsequent 12-month Extensions and Contract Change Orders up to 10% of the Contract Amount.**
- (G) **Adoption of a Resolution Standardizing Park Benches and Litter/Recycling Receptacles. (Reso 69-2006)**
- (H) **Adoption of a Resolution Approving the Final Map for Las Brisas Condominiums (TM 2005-02). Location: 8834 & 8846 Cottonwood Avenue. (Reso 70-2006)**

**ACTION:** On motion of Council Member Minto, seconded by Vice Mayor Jones, the Agenda and Consent Calendar were approved as amended with all voting aye, except Council Member Ryan who was absent.

**Pulled for discussion**

- (D) **Approval of a Professional Services Agreement with HdL Coren & Cone to Provide Property Tax Audit and Information Services in an Amount of \$18,500 Plus 25% of Any Net Tax Revenues Recovered. (Approved)**

Vice Mayor Jones requested further information regarding the contract services and the 25% additional payment. Director McDermott noted HdL will conduct an audit of the property tax allocations. Any errors they find and correct will result in additional revenue for the City, and HdL will receive a one-time payment of 25% of the recovered (increased) revenue. Director McDermott further explained that the contract will allow the City the ability to retrieve specialized reports through HdL's custom database that will contain all of Santee's property tax information after their audit is complete. In response to Council Member Minto, Director McDermott reported that 4 other cities in the County contract with HdL and over a 9-year period they received property tax recoveries of \$160,000 to approximately \$1,000,000.

**ACTION:** On motion of Vice Mayor Jones, seconded by Council Member Minto, the agreement with HdL Coren & Cone to provide property tax audit and information services in an amount of \$18,500 plus 25% of any net tax revenues recovered was approved with all voting aye, except Council Member Ryan who was absent.

**2. PUBLIC HEARINGS:**

- (A) **Public Hearing for the Development of a 20-Unit Detached Residential Condominium Project on a 2.05-Acre Site at 8429, 8439, and 8441 Fanita Drive that Includes a Tentative Map (TM05-12) and Development Review Permit (DR05-24) for 20 Condominium Units, and a General Plan Amendment (GPA05-04) and Zone Reclassification (R05-02) to Change the Land Use and Zone Designation for the Subject Property from R2 Low-Medium Density Residential to R7 Medium Density Residential. Applicant: Bureck Properties LLC (Resos: GPA 71-2006, TM 72-2006, DR 73-2006)**

The Public Hearing opened at 7:13 p.m. City Planner Kush presented the staff report and answered Council's questions. Council Member Dale disqualified himself due to a potential conflict of interest.

**PUBLIC SPEAKERS:** None

**ACTION:** After brief discussion and on motion of Council Member Minto, seconded by Vice Mayor Jones, the Public Hearing was closed at 7:28 p.m.; the Negative Declaration was approved as complete and in compliance with the provisions of CEQA; the Zone Reclassification R05-02 Ordinance was Introduced for First Reading; and three Resolutions approving General Plan Amendment GPA05-04, Tentative Map TM05-12 and Development Review Permit DR05-24 were approved with all voting aye, except Council Member Dale who abstained and Council Member Ryan who was absent.

**3. ORDINANCES (First Reading):** See Item 2(A)

**4. CITY COUNCIL REPORTS:** None

**5. CONTINUED BUSINESS:** None

**6. NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:** None
8. **CITY MANAGER REPORTS:** None
9. **COMMUNITY DEVELOPMENT COMMISSION:**  
(Note: Minutes appear as Item 1B)
10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)
11. **CITY ATTORNEY REPORTS:** None
12. **CLOSED SESSION:** None
13. **ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:28 p.m.

Date Approved: September 13, 2006

/s/Linda A. Troyan  
Linda A. Troyan, Commission Secretary  
and for Authority Secretary Keith Till